



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: School Lane Charter School

Address: 2400 Bristol Pike

Bensalem, PA 19020

Phone No. [REDACTED]

Owner's Name: 1211 (One) Ford Hldg, LLC

Address: 1105 Burlingame Avenue

Burlingame, CA 94010

Phone No. _____

Attorney Name: Henry E. Van Blunk, Esquire

Address: 777 Township Line Road, Suite 120

Yardley, PA 19067

Phone No. [REDACTED]

Interest of appellant, if not owners (agent, lessee, etc.): Equitable Owner

1. Application relates to the following:

Check items if applicable:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input checked="" type="checkbox"/> Other: (describe) <u>See attached.</u> | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-073-183 & 02-073-184

Location: 1211 Ford Road

Lot Size: 7.9175

Present Use: Vacant Industrial Building

Proposed Use: Middle School and High School

Present Zoning Classification: L-I - Light Industrial

Present Improvement upon Land: 103,421 square foot industrial building

Deed recorded at Doylestown in Deed Book 6010 Page 1240

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

N/A

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: _____

Your statement of alleged error of Zoning Administrative Office: _____

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

Section 232-532

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

Grant a variance to allow middle school and high school to operate

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

A trade or technical school would be a permitted use in the L-I. The applicant is proposing a similiar use.

The Applicant is required to operate in the Township and there are limited areas a school can be

operated in the Township. This use will promote the general welfare of the community.

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

[Redacted Signature]

Appellant's or Owner's Signature

8/8/14

Date

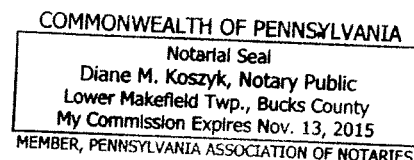
Sworn to and subscribed before me this

8th day of August 2014

Notary Public

[Redacted Notary Signature]

My commission expires: Nov. 13, 2015

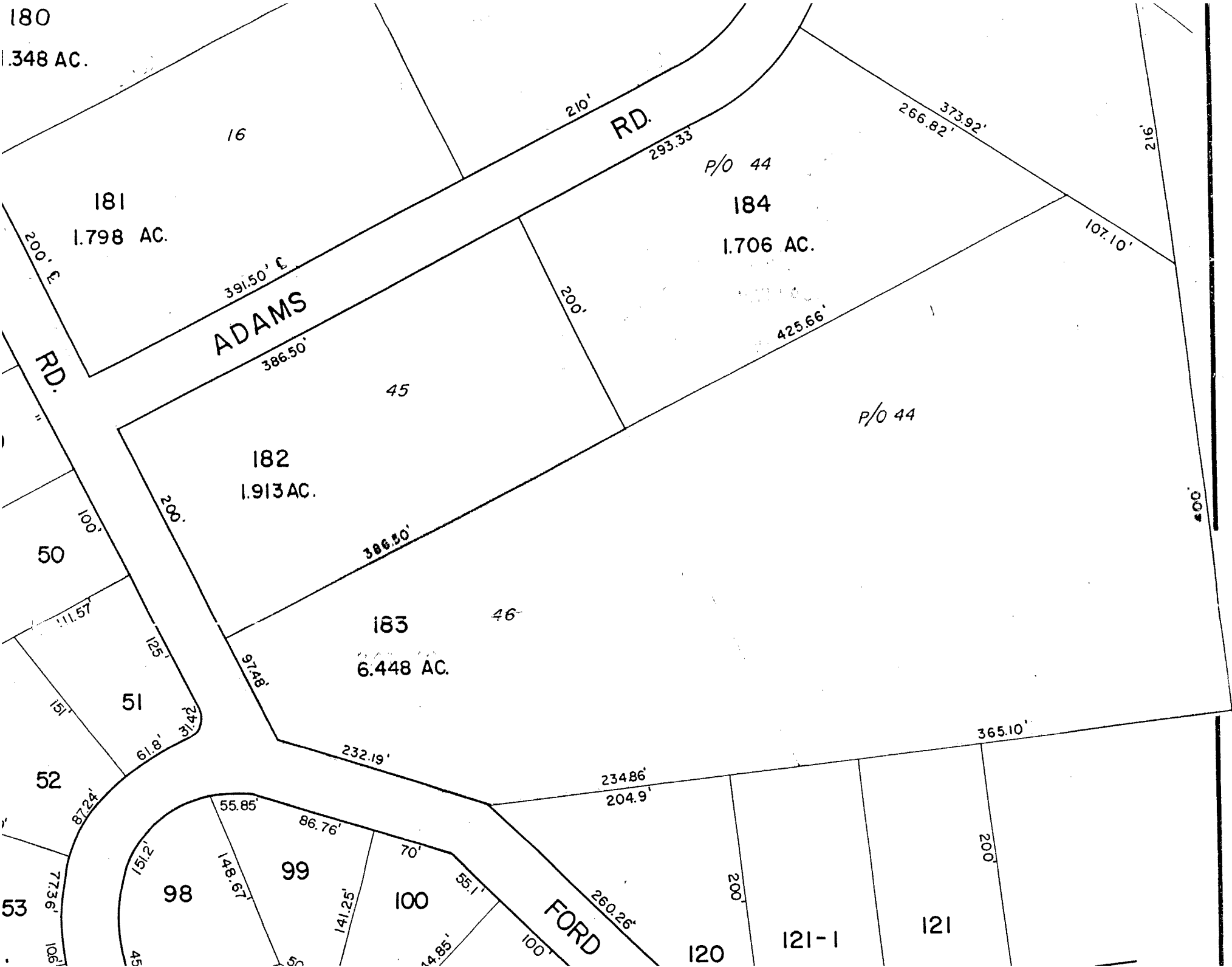


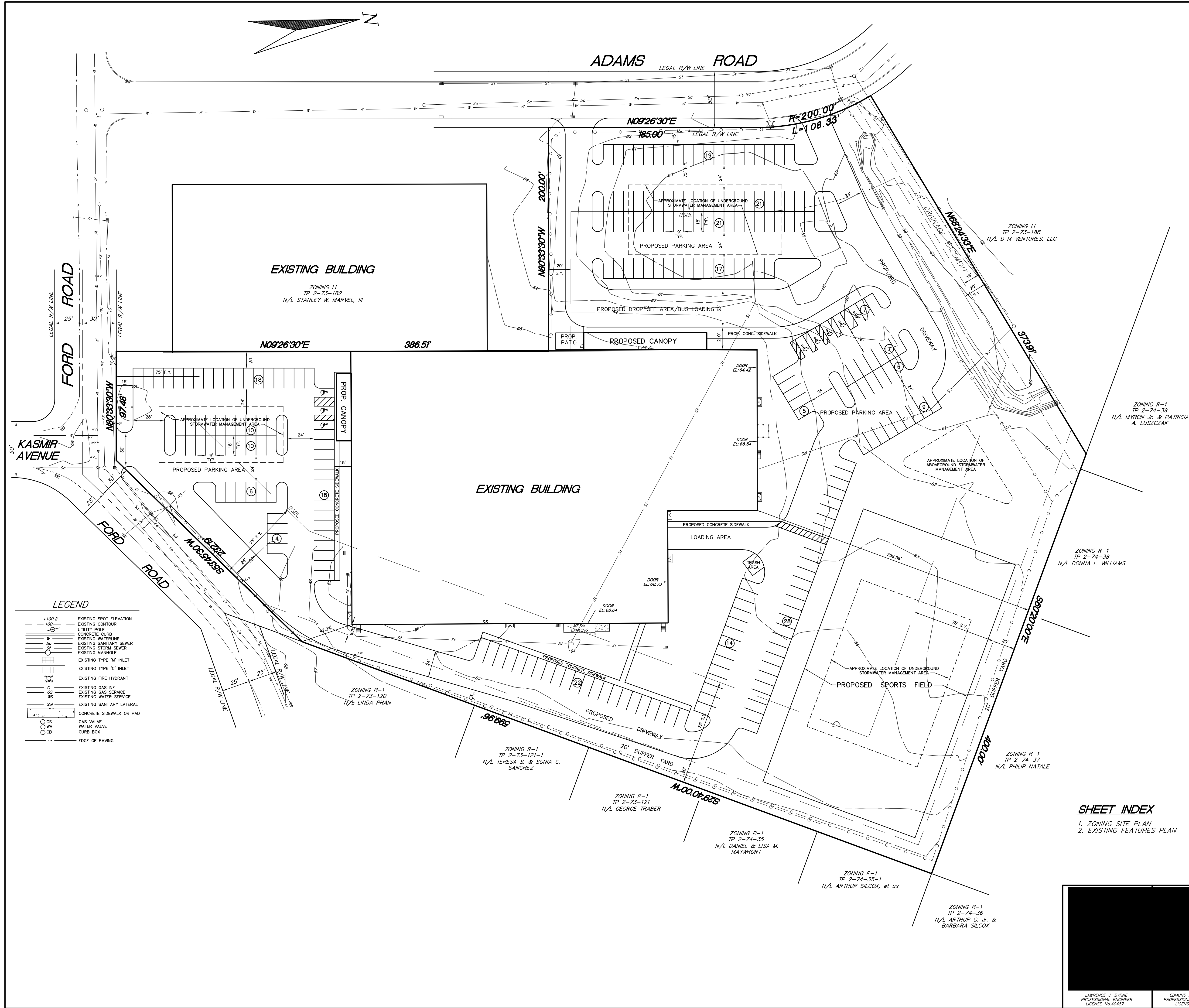
Attachment to Bensalem Township Zoning Hearing Board Notice of Appeal

Appellant: School Lane Charter School

- #1. Parking spaces (506 required and 242 provided) pursuant to Section 232-586C.3; Disturbing wetlands within area of existing detention basin and not providing 75' buffer from wetlands pursuant to Section 232-572.a and .b.

To the extent required, the Applicant is seeking variances from the following pre-existing non-conforming conditions: yard adjacent to residential district (75' required and 9.92' existing), buffer yard (20' required and 5' existing), front yard (75' required and 37.44' existing and 47.24' provided), impervious coverage (55% maximum and 66% existing and 60.2% provided).





General Notes and Summary

1. Tax Parcels: 2-73-183 and 2-73-184
2. Net Site Area = 7.9123 Ac.

3. Owner of Record: 1211 Ford Holding, LLC
Attention: Sam Jadhallah
1105 Burlingame Avenue
Burlingame, CA 94010

Applicant: School Lane Charter School
2400 Bristol Pike
Bensalem, PA 19020

4. Zoning: L-1 Light Industrial District
Existing Use: Manufacturing / Vacant
Proposed Use: Senior High School - Not Permitted by Right - Variance Required

Required/Permitted	Existing	Provided
a. Lot Area - 15,000 SF min.	7,9123 Ac.	7,9123 Ac.
b. Lot Width at BSBL - 75 ft. min.	333.95 ft.	333.95 ft.
c. Impervious Coverage - 55% max.	60.2%	60.2%
d. Building Coverage - 35% max	30.6%	24.1%
e. Front Yard - 75 ft. min.	37.44' *	47.24' ft*
f. Side Yard - 20 ft. or 0 ft. for attached structure	0ft. attached struct. TPN 2-73-183	0ft. attached struct. TPN 2-73-183
g. Rear Yard - 30 ft. min.	258.56 ft.	258.56 ft.
h. Building Height - 40 ft. max.	Less than 40 ft.	Less than 40 ft.
i. Open Space - None Required.	None	None
j. Buffer Yard - 20 ft.	5 ft. *	5 ft. *
k. Yards adjacent to residential district - 75 ft.	9.92 ft. *	9.92 ft. *

* Existing non-conforming.

5. The existing onsite impervious area is 227,579 SF or 66%. The proposed impervious area is 207,484 SF or 60.2%, therefore the impervious area has been reduced by 20,095 SF.

6. Required Parking -

Senior High School use: One off-street parking space per faculty member and employee plus one space per ten students calculated on maximum building capacity, as determined by the fire marshal.
Gymnasium use: One space per five seats plus one per 35 square feet of gross assembly area without seating.

Building capacity = 1,381 students requires 139 spaces
Staff = 72 faculty and support staff requires 72 spaces
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Gymnasium area = 8,640 square feet requires 295 spaces

Total Required Parking = 506 spaces

Provided Parking - 242 spaces including 8 handicap accessible spaces.

7. In accordance with Zoning Ordinance sections 232-592.1 & section 232-593 a 20 ft planted buffer and 75 ft yard is required adjacent to the residential district. The existing paving and building are located within the buffer are and 75 ft yard and are existing non conforming.

8. Property boundary determined from field survey by Eastern/Chadrow Associates, Inc and various plans, deeds and information of record.

9. Datum of Topography - U.S.C. & G.S.

10. Public sanitary sewer service is provided by the Bucks County Water and Sewer Authority. Public water service is provided by Aqua Water Company.

11. There are no floodplains located on the site based on FEMA Flood Insurance Rate Map number 42017C0506 F effective date May 18, 1999

12. The site is located in the Neshaminy Creek Watershed Management District C. On lot stormwater management shall be provided.

13. Based on the PNDI search results performed on January 2, 2014 no potential impacts were identified.

14. The onsite Soils are classified as UtB - Urban Land Matapeake Complex, 0 to 8% slopes and UfuB Urban Land, 0% to 8% slopes.

15. Wetlands were field delineated by Maureen McDermott of Penn's Trail Environmental, LLC in July 2014 and field survey located by Eastern/Chadrow Associates, Inc. Any disturbance of the wetlands shall be in accordance with PADEP regulations.

16. Proposed signs for the site shall be in accordance with Bensalem Township zoning ordinance section 232-716.

17. Fire lanes shall be provided and marked in accordance with the Bensalem Township Fire prevention ordinance.

18. These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project and are not guaranteed for accuracy and/or completeness. Pennsylvania Act 187 as amended requires that contractors determine the location of all utility, sewerage and water lines before commencing construction.
PA One Call 1-800-242-1776 Serial # 20140140823

List of Zoning Ordinance Variances

The owner respectfully requests the following variances from the Bensalem Township Zoning Ordinance:

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3. Section 232-57.2.a&b - To permit disturbance of the wetlands located within the area of the existing detention basin and to not provide a 75 ft. buffer from the wetlands. The disturbance of the wetlands shall be in accordance with PADEP regulations.

SHEET INDEX

1. ZONING SITE PLAN
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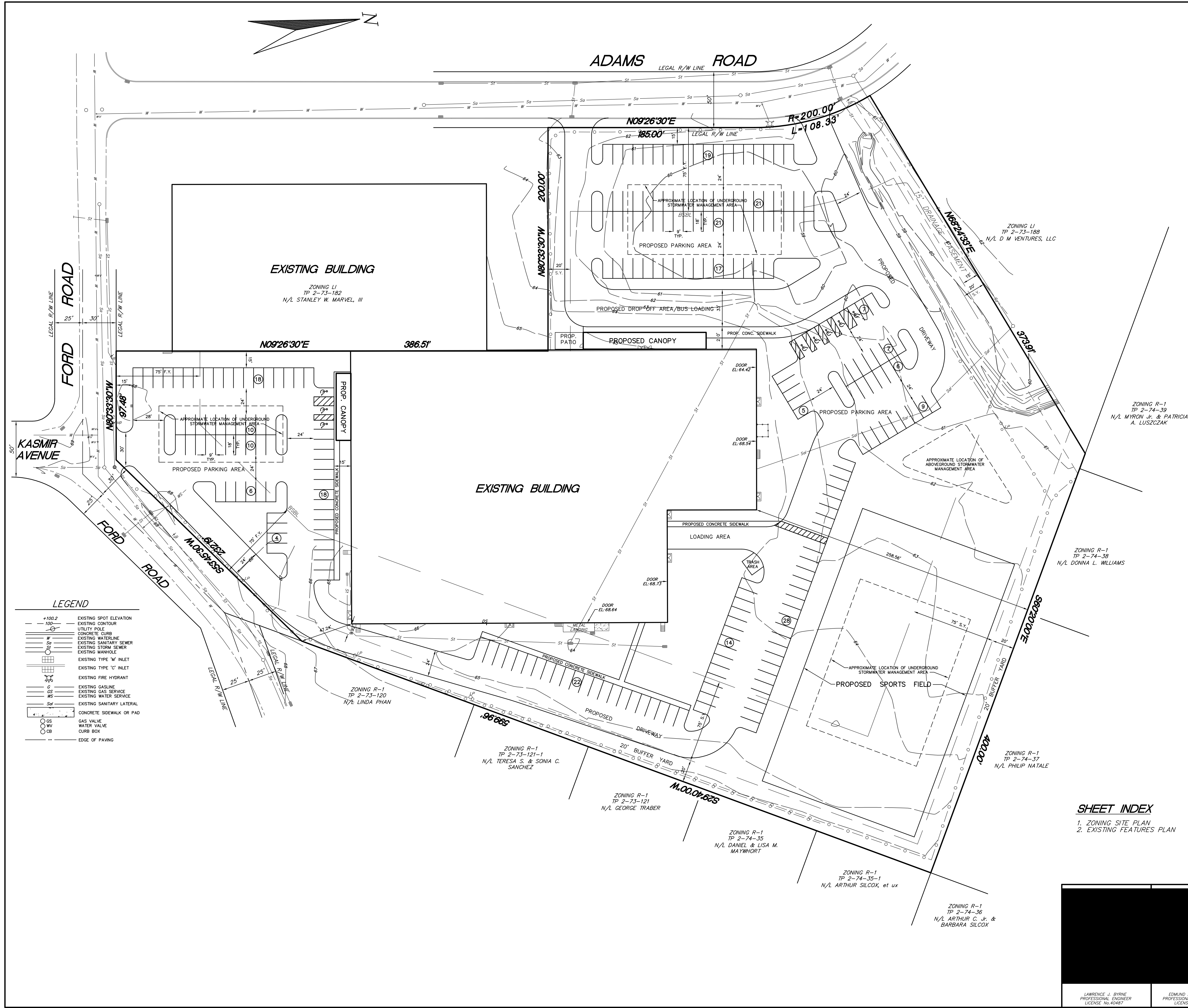
SHEET 1 of 2

LAWRENCE J. BYRNE
PROFESSIONAL ENGINEER
LICENSE No. 40487

EDMUND A. CHADROW, II
PROFESSIONAL LAND SURVEYOR
LICENSE No. 75128

ZONING SITE PLAN
Lot Nos.44 & 46, inclusive, Bridgewater Industrial Park, Sect.2
BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
MADE FOR
School Lane Charter High School
SCALE: 1"=40'
12 AUGUST 2014
EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINSTER, PA. 18974 • (215) 672-8671 FAX (215) 672-6765
EST. 1967

E-2393-1



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MADE FOR

School Lane Charter High School

SCALE: 1"=40' 0 40 80 120 12 AUGUST 2014

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LICENSE No.75128

E-2393-1

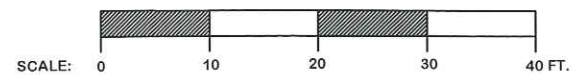


E-2393-2



ADAMS ROAD ELEVATION

SCALE: 1/8" = 1'-0"



DATE: 7-31-14

SCALE: NOTED

REVISIONS:

THE ELIAS ORGANIZATION
ARCHITECTS ♦ PLANNERS
3103 Philmont Avenue, Suite 104
Huntingdon Valley, PA 19006
(215) 244-1444



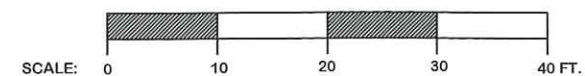
FEASIBILITY STUDY FOR
SCHOOL LANE CHARTER HIGH SCHOOL
1211 FORD ROAD
BENSALEM, PA 19020

PROPOSED
ELEVATION



FORD ROAD ELEVATION

SCALE: 1/8" = 1'-0"



DATE: 7-31-14

SCALE: NOTED

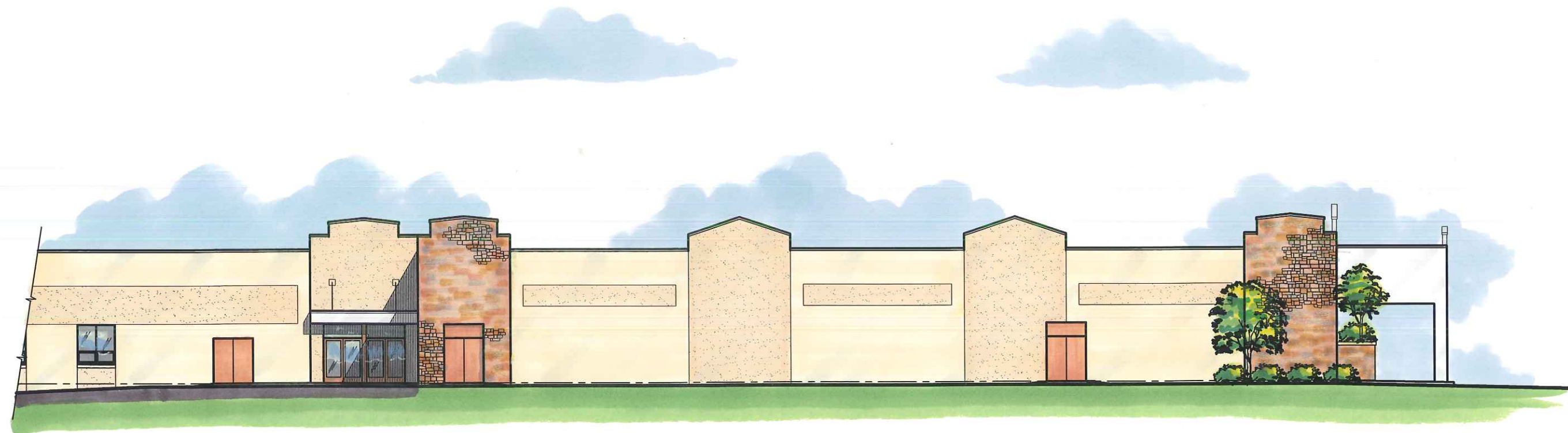
REVISIONS:

THE ELIAS ORGANIZATION
ARCHITECTS ♦ PLANNERS
3103 Philmont Avenue, Suite 104
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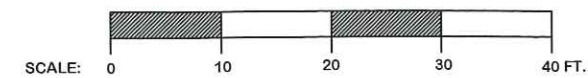
FEASIBILITY STUDY FOR
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1211 FORD ROAD
BENSALEM, PA 19020

PROPOSED
ELEVATION



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



DATE: 7-31-14

SCALE: NOTED

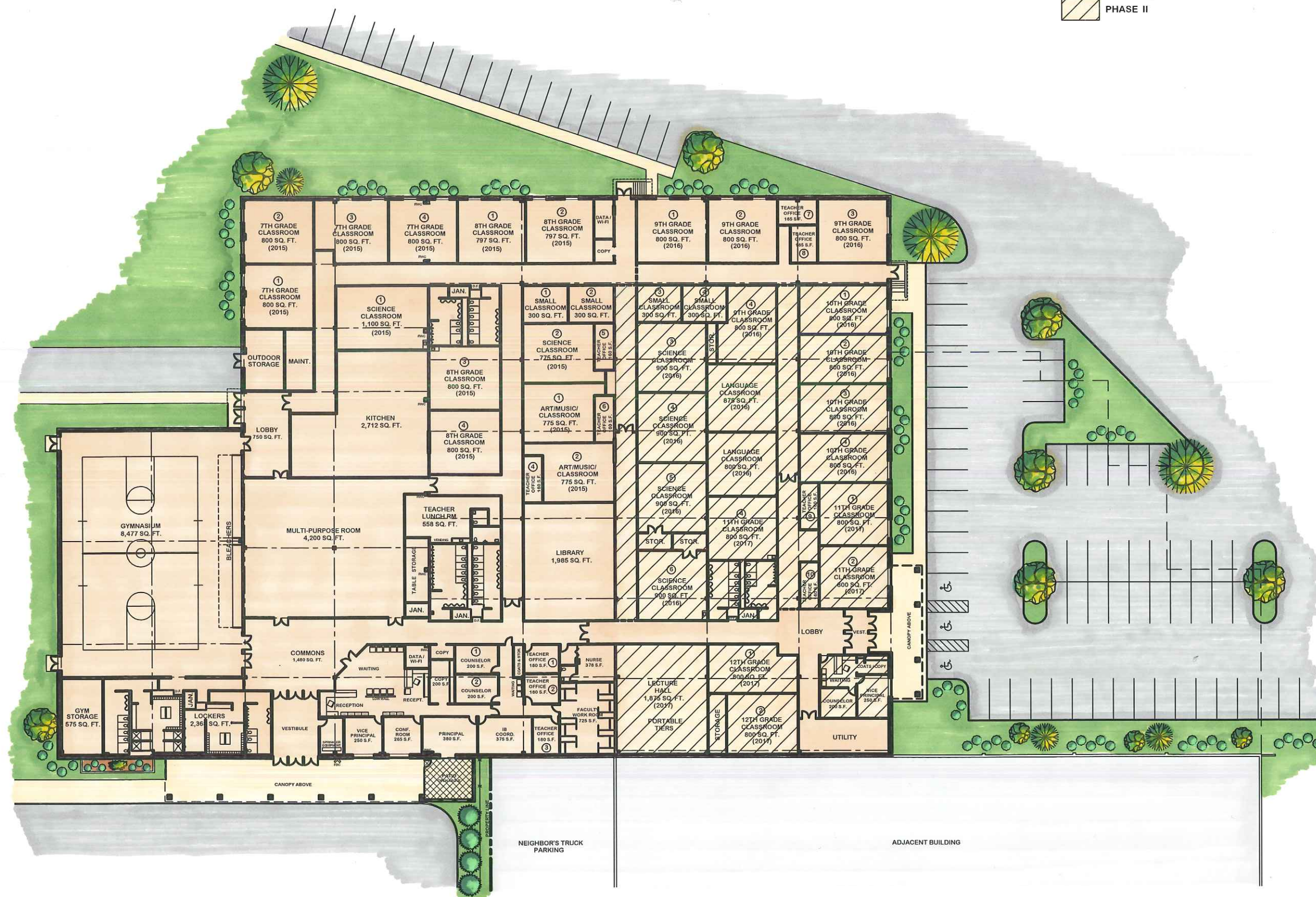
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FEASIBILITY STUDY FOR
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BENSALEM, PA 19020

PROPOSED
ELEVATION



PROPOSED FLOOR PLAN
SCALE: 1/16" = 1'-0"

SCALE: 0 10 20 30 40 FT.

PHASE I
PHASE II

DATE: 12-18-13
SCALE: NOTED
REVISIONS:
1. REV. 12-23-13 BY OWNER
2. REV. 1-24-14
3. REV. 8-12-14 SITE PLAN

THE ELIAS ORGANIZATION
ARCHITECTS & PLANNERS
3103 Philmont Avenue, Suite 104
Huntingdon Valley, PA 19006
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TEO

FEASIBILITY STUDY FOR
SCHOOL LANE CHARTER HIGH SCHOOL
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PROPOSED FLOOR PLAN
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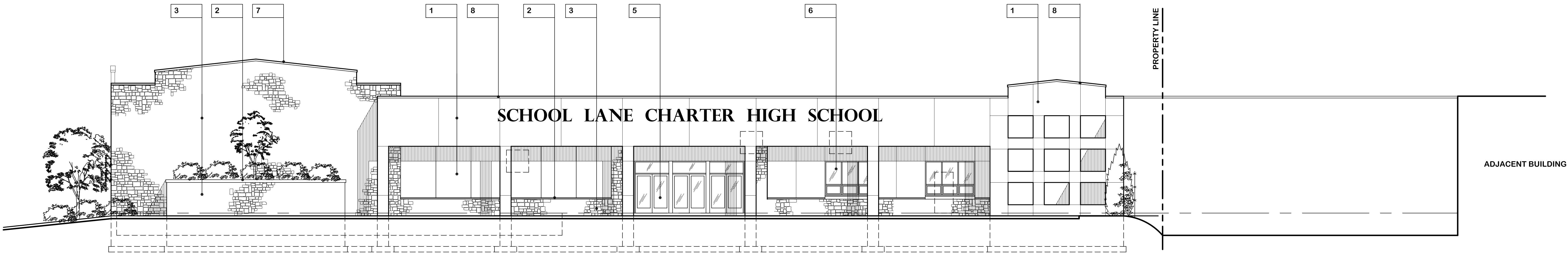
SCALE: 1"=40' 0 40 80 120 12 AUGUST 2014

EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINGSTER, PA 18074 • (215) 672-8071 FAX (215) 672-6765
EST. 1967

LAWRENCE J. BYRNE
PROFESSIONAL ENGINEER
LICENSE #004847

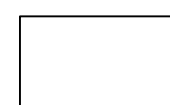
EDWARD A. CHADROW, II
PROFESSIONAL LAND SURVEYOR
LICENSE #002158

E-2393-1

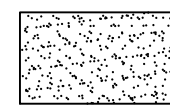


1 WEST ELEVATION
PA-4 SCALE: 1/8" = 1'-0"

STUCCO LEGEND



STUCCO COLOR 'A'



STUCCO COLOR 'B'

MATERIALS LEGEND

1 1" STUCCO SYSTEM: 3 COAT SYSTEM WITH ACRYLIC FINISH - COLOR TO BE SELECTED

2 CAST STONE WINDOW SILLS & WALL CAPS COLOR TO BE SELECTED

3 2" - 3" NATURAL THIN STONE VENEER COLOR TO BE SELECTED

4 INSULATED STEEL DOOR, TRANSOM & FRAME PRIMED FOR FIELD PAINTING - COLOR TO BE SELECTED STEELCRAFT OR EQUAL

5 ALUMINUM ENTRANCE SYSTEM: THERMALLY BROKEN EXTRUDED ALUMINUM FRAMES WITH 1" INSULATING TEMPERED GLASS. KAWNEER TRIFAB VG 451T OR EQUAL EXTRUDED ALUMINUM DOORS WITH 1" INSULATING TEMPERED GLASS. KAWNEER WIDE STILE 500 OR EQUAL FINISH & GLAZING TINT COLORS TO BE SELECTED

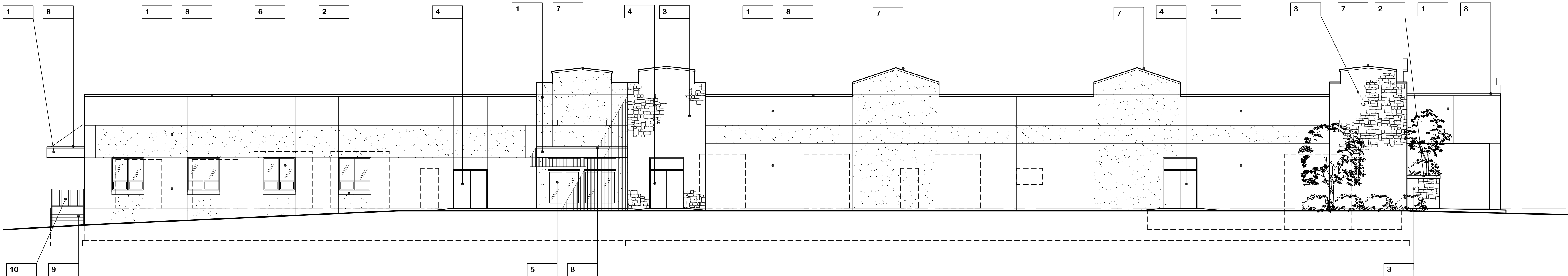
6 ALUMINUM WINDOWS: THERMALLY BROKEN ALUMINUM FRAMES WITH 1" INSULATING SAFETY GLASS WITH OPERABLE SASHES WHERE SHOWN. KAWNEER SEALAIR ISOLOOK 8225T OR EQUAL. FINISH & GLAZING TINT COLORS TO BE SELECTED

7 METAL COPING: PREFINISHED .050 ALUMINUM PERMASNAP WALL COPING WITH KYNAR 509 FACTORY FINISH BY W.P. HICKMAN CO. OR EQUAL. FINISH COLOR TO BE SELECTED.

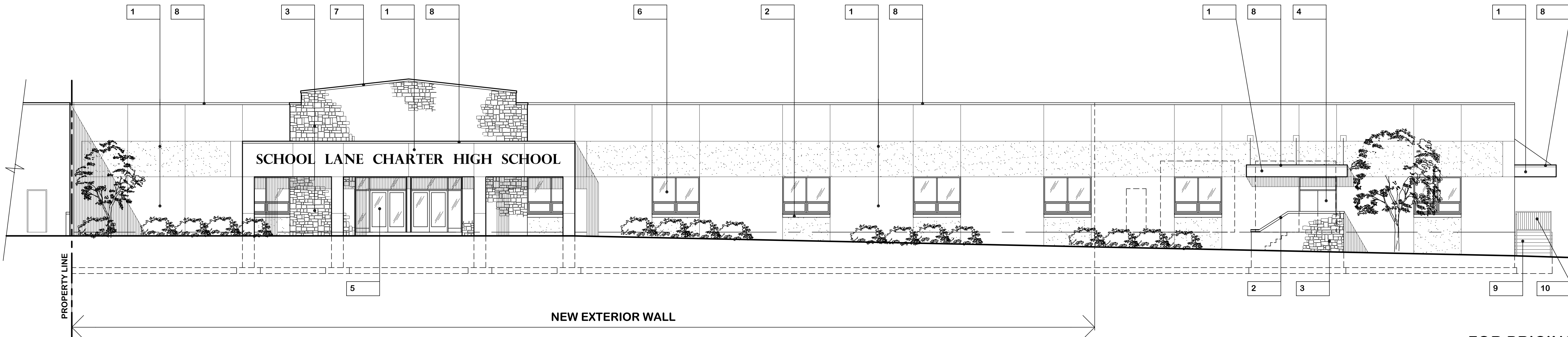
8 METAL ROOF EDGES: PREFINISHED .050 ALUMINUM ECONOSNAP ROOF EDGE FM1-190 WITH KYNAR FACTORY FINISH BY W.P. HICKMAN CO. OR EQUAL. FINISH COLOR TO BE SELECTED.

9 CONCRETE STAIR WITH NON-SLIP FINISH ON TREADS & LANDINGS

10 1 1/2" O.D. GALVANIZED STEEL PIPE GUARD & HANDRAILS - PAINTED. COLOR TO BE SELECTED.



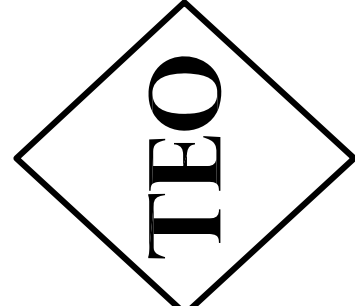
2 NORTH ELEVATION
PA-4 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
PA-4 SCALE: 1/8" = 1'-0"

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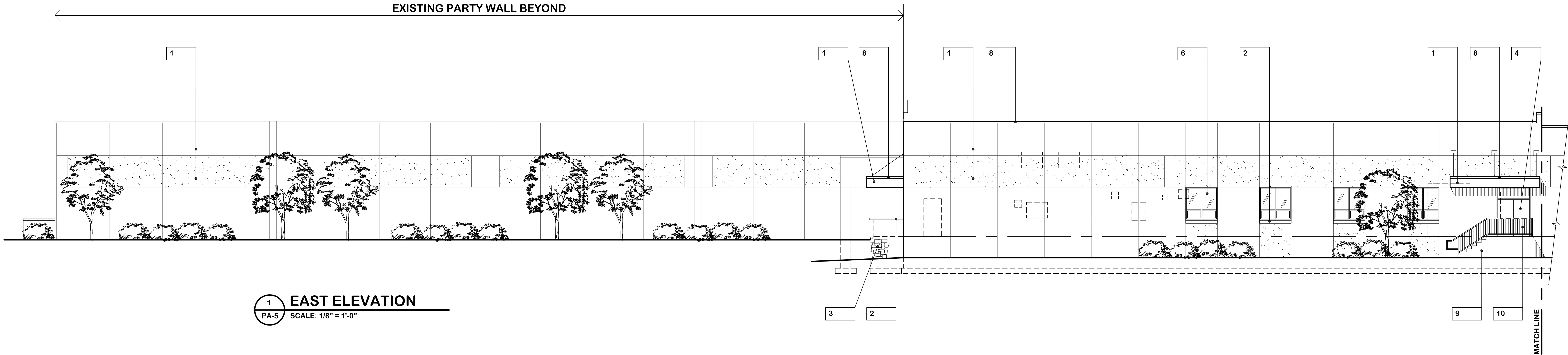
THE ELIAS ORGANIZATION
ARCHITECTS & PLANNERS
3103 Philmont Avenue, Suite 104
Huntingdon Valley, PA 19006
(215) 244-1444



ADDITIONS & ALTERATIONS TO:
SCHOOL LANE CHARTER HIGH SCHOOL
1211 FORD ROAD
BENSALEM, PA 19020

PROPOSED
ELEVATIONS

PA-4



1 EAST ELEVATION
PA-5 SCALE: 1/8" = 1'-0"

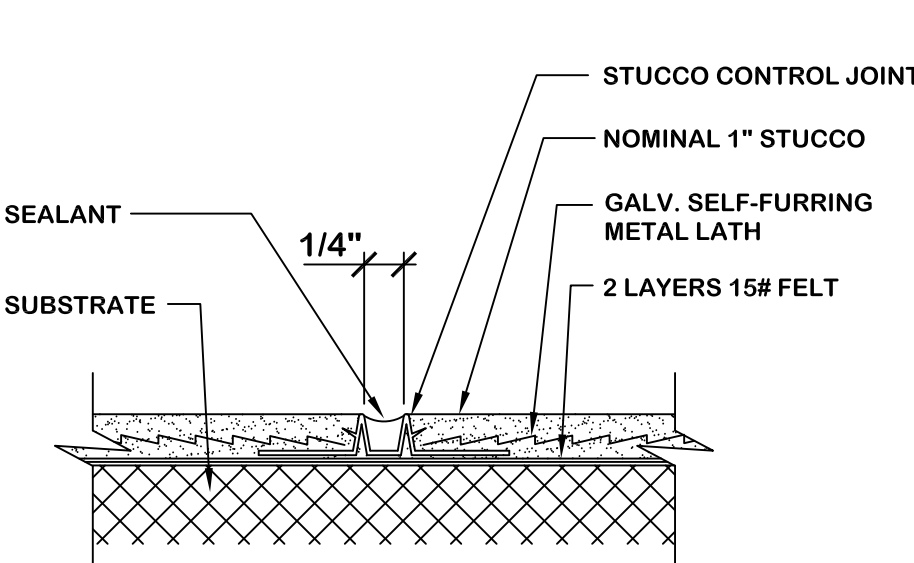
MATERIALS LEGEND

- 1 1" STUCCO SYSTEM: 3 COAT SYSTEM WITH ACRYLIC FINISH - COLOR TO BE SELECTED
- 2 CAST STONE WINDOW SILLS & WALL CAPS
COLOR TO BE SELECTED
- 3 2" - 3" NATURAL THIN STONE VENEER
COLOR TO BE SELECTED
- 4 INSULATED STEEL DOOR, TRANSOM & FRAME PRIMED
FOR FIELD PAINTING - COLOR TO BE SELECTED
STEELCRAFT OR EQUAL

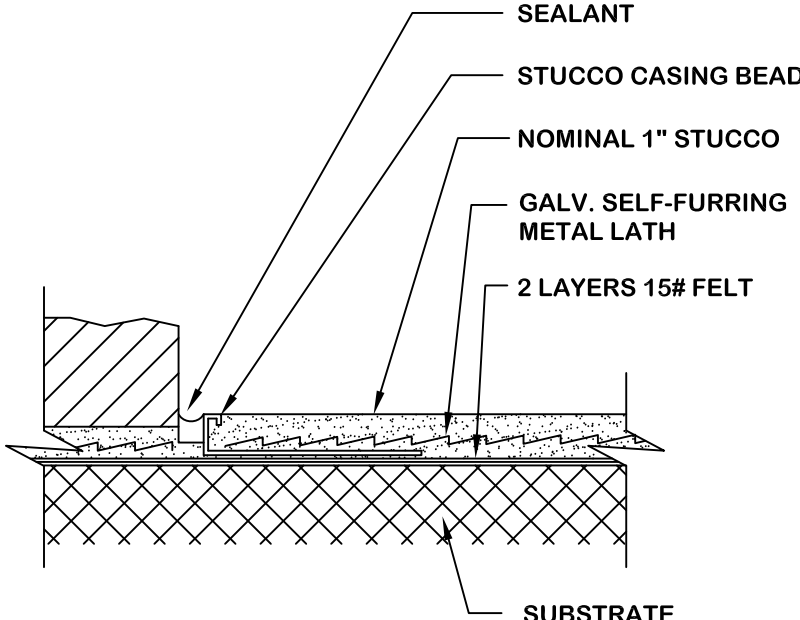
- 5 ALUMINUM ENTRANCE SYSTEM: THERMALLY BROKEN
EXTRUDED ALUMINUM FRAMES WITH 1" INSULATING
TEMPERED GLASS. KAWNEER TRIFAB VG 451T OR EQUAL
EXTRUDED ALUMINUM DOORS WITH 1" INSULATING
TEMPERED GLASS. KAWNEER WIDE STILE 500 OR EQUAL
FINISH & GLAZING TINT COLORS TO BE SELECTED
- 6 ALUMINUM WINDOWS: THERMALLY BROKEN ALUMINUM
FRAMES WITH 1" INSULATING SAFETY GLASS WITH
OPERABLE SASHES WHERE SHOWN. KAWNEER SEALAIR
ISOLOCK 8225T OR EQUAL. FINISH & GLAZING TINT
COLORS TO BE SELECTED

- 7 METAL COPING: PREFINISHED .050 ALUMINUM PERMASNAP
WALL COPING WITH KYNAR 509 FACTORY FINISH BY
W.P. HICKMAN CO. OR EQUAL. FINISH COLOR TO BE
SELECTED.
- 8 METAL ROOF EDGES: PREFINISHED .050 ALUMINUM ECONOSNAP
ROOF EDGE FM1-190 WITH KYNAR FACTORY FINISH BY
W.P. HICKMAN CO. OR EQUAL. FINISH COLOR TO BE SELECTED.
- 9 CONCRETE STAIR WITH NON-SLIP FINISH ON TREADS & LANDINGS

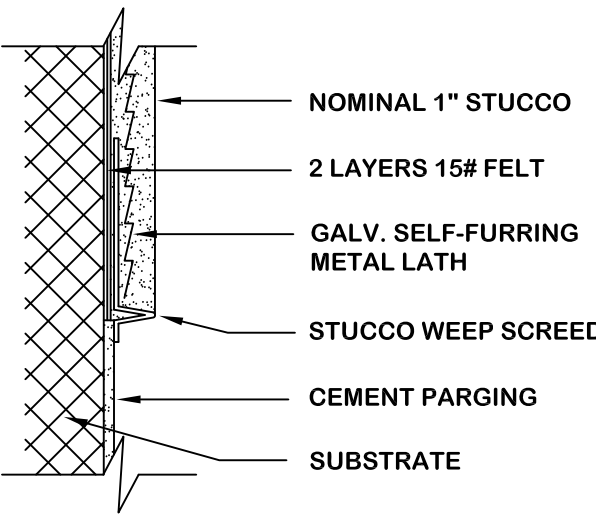
- 10 1 1/2" O.D. GALVANIZED STEEL PIPE GUARD & HANDRAILS
- PAINTED. COLOR TO BE SELECTED.
- 11 NEW SCUPPER & DOWNSPOUT: PREFINISHED .050 ALUMINUM
WITH KYNAR 509 FACTORY FINISH BY W.P. HICKMAN CO. OR
EQUAL. FINISH COLOR TO BE SELECTED.



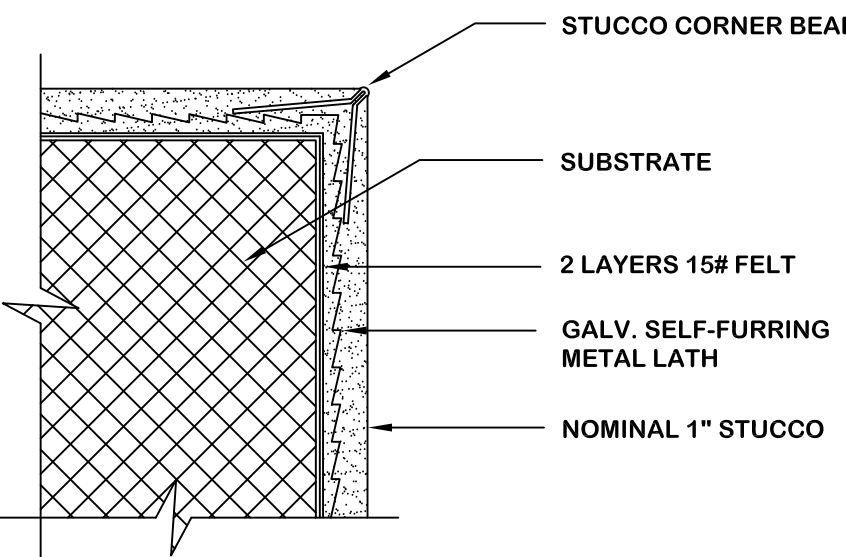
3 STUCCO CONTROL
JOINT DETAIL
PA-5 N.T.S.



4 STUCCO CASING
BEAD DETAIL
PA-5 N.T.S.



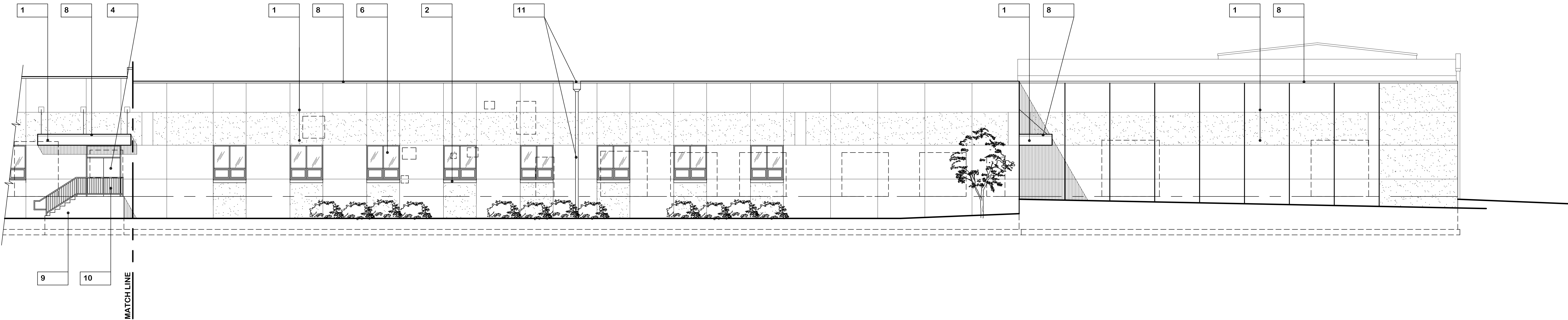
5 STUCCO WEEP
SCREED DETAIL
PA-5 N.T.S.



6 STUCCO CORNER
BEAD DETAIL
PA-5 N.T.S.

STUCCO LEGEND

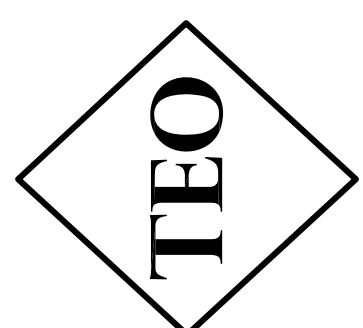
- STUCCO COLOR 'A'
- STUCCO COLOR 'B'



2 EAST ELEVATION
PA-5 SCALE: 1/8" = 1'-0"

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PROPOSED
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PA-5

